

Item # _____

Prepared by: Gloria Kelly
Real Estate Services

Approved by: _____
Assistant County Attorney

RESOLUTION APPROVING THE CONVEYANCE OF ONE (1) COUNTY OWNED DELINQUENT TAX PARCEL, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NO. 0305, TO LEMOYNE-OWEN COLLEGE COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NOT-FOR-PROFIT CORPORATION, FOR NOMINAL CONSIDERATION, PURSUANT TO T.C.A. §67-5-2509(d)(2) AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE A QUIT CLAIM DEED. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired one (1) Delinquent Tax Parcel from Shelby County Trustee Tax Sale No. 0305, which parcel being more particularly described in the listing thereof, which is attached hereto as Exhibit “A”, and incorporated herein by reference; and

WHEREAS, Lemoyne-Owen College Community Development Corporation, a Tennessee not-for-profit corporation, has determined that this Delinquent Tax Parcel is needed for its use in developing low income single family housing that will be owner occupied; and

WHEREAS, Lemoyne-Owen College Community Development Corporation, a Tennessee not-for-profit corporation, has requested Shelby County to convey this Delinquent Tax Parcel to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied; and

WHEREAS, T.C.A. §67-5-2509(d)(2) allows Shelby County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of developing single family housing that will be owner occupied; and

WHEREAS, It is deemed to be in the best interest of Shelby County to convey said Delinquent Tax Parcel to Lemoyne-Owen College Community Development Corporation, a Tennessee not-for-profit corporation, for nominal consideration, to be used in developing low income single family housing that will be owner occupied.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the conveyance of the aforementioned one (1) Delinquent Tax Parcel, acquired from Shelby County Trustee Tax Sale No. 0201, to the Lemoyne-Owen College Community Development Corporation, a Tennessee not-for-profit corporation, listed in said Exhibit ‘A’, for nominal consideration, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the County Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the conveyance of the Delinquent Tax Parcel described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

This is an unimproved County owned Delinquent Tax Parcel, 0.13 acres in size, located on the west side of Azalia Street and north of Saxon Avenue, within the City of Memphis, and further identified as Tax Parcel Number 02601700000190. It was acquired in 2007 by the County from Shelby County Trustee Tax Sale No. 0305 for outstanding taxes, penalties and interest in the amount of \$15,811.65. Lemoyne-Owen College Community Development Corporation, a Tennessee not-for-profit corporation, in good standing with the Federal and State Governments and Memphis Housing Community Development, has requested Shelby County to convey this unimproved Delinquent Tax Parcel to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied. Lemoyne-Owen College Community Development Corporation is a 501 (c) (3) nonprofit organization, celebrating 7 years of building in Memphis and the surrounding area. It provides affordable housing to low income/first time homeowner families, currently living in substandard conditions, in need of a simple, descent place to live. It has now completed its 25th home. T.C.A. §67-5-2509(d)(2) allows the County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of developing single family housing that will be owner occupied. Based on the above, it is hereby recommended by the Administration that the conveyance of this Delinquent Tax Parcel be approved.

II. Source and Amount of Funding

No county funds required.

III. Contract Items

Quit Claim Deed

IV. Additional Information Relevant to Approval of this Item

CHANDLER SUBDIVISION

LOT 19 (marked with a red star)

LOT DIMENSIONS AND AREAS:

- Lot 1: 135, 75
- Lot 2: 36.67, 125, 37, 125, 36.67
- Lot 3: 106.74, 106.74, 33.13
- Lot 4: 39, 75.29, 59.05
- Lot 5: 50.46, 47.23, 40
- Lot 6: 46, 53, 46
- Lot 7: 45, 52, 45
- Lot 8: 47.23, 46.85, 49.88
- Lot 9: 125, 9, 11, 50
- Lot 10: 125, 8, 12, 45.31
- Lot 11: 125, 7, 13, 46
- Lot 12: 180, 4, 16, 180
- Lot 13: 125, 3, 17, 46
- Lot 14: 40.38, 135, 14, 107, 45
- Lot 15: 135, 15, 46
- Lot 16: 110.83, 56, 16, 91.65
- Lot 17: 47.23, 55, 18, 47.23
- Lot 18: 125, 44, 1, 50.84
- Lot 19: 25.23, 54, 19, 47.23
- Lot 20: 46, 53, 46
- Lot 21: 45, 52, 45
- Lot 22: 45, 46, 22, 49.67

STREETS: SAXON AVENUE, AZALIA STREET, EAST MCLEMORE AVENUE, INTERSTATE HIGHWAY NO. 40

Tax Parcel No. 026 01700000190